



Upper Uwchlan Township  
**BOARD OF SUPERVISORS**  
**JOINT BOARDS / COMMISSIONS WORKSHOP**

January 10, 2012

4:00 p.m.

Minutes

Approved

In attendance:

Kevin Kerr, Chair

Guy Donatelli, Vice-Chair

Cathy Tomlinson, Supervisor (late arrival)

Cary Vargo, Township Manager

Chief DeMarco, Police Chief

Bob Schoenberger, Chair, Planning Commission

Mary Lou Farrow, Chair, Historic Commission

Bob Watts, Chair, Municipal Authority

Matt Brown, Municipal Authority Administrator

Sally Winterton, Member, Planning Commission

Sheila Fleming, Brandywine Conservancy

Cliff Schultz, Chair, Zoning Hearing Board (late arrival)

Mr. Kerr called the workshop to order at 4:02 p.m.

Board of Supervisors

Cary Vargo summarized several current projects as follows: construction of the end walls continues for the Park Road pedestrian bridge, and weather dependent, the bridge could be in place by late January/early February; the adaptive traffic signal project is progressing as Staff meet with vendors and McMahon hones the bid specifications; the Transportation Capital Improvement Plan revisions recommended by the Impact Fee Advisory Committee will be presented to the Supervisors in February; the Hankin/Bentley conditional use approval request (building height) will be reviewed by the Planning Commission January 12 and heard by the Board January 17; the annual inspection of all Township facilities has been completed and improvements/maintenance tasks are occurring; and Jake Gawrys, full-time Public Works employee, started today.

Planning Commission/Historic Commission/Village Concept Committee

Bob Schoenberger summarized the work over the past 2+ years of the Village Concept Committee -- a blend of the Planning Commission, Historic Commission, village business owners and interested residents and assisted by Sheila Fleming, Township Planner -- in developing a *Village Concept Plan* which will supplement the subdivision/land development information for those who may be interested in developing parcels within Byers or Eagle Villages. The objective of the Plan is to attract businesses, customers, and residents to the Village areas through easy accessibility, availability and attractive community open spaces, and reinvigorate the trail program.

An Access Management Ordinance was drafted and adopted in 2010, the overall Village Concept Plan has been drafted, as has Design and Architectural Guidelines which will supplement the Plan, and the Committee conducted a Civic Space / Village Design survey in the Spring of 2011 where residents provided comments on what they'd like to see develop in the Village areas, and the things they hope won't develop. Mary Lou Farrow thanked Ed Edwards and Sally Winterton for their work in crafting the survey and analyzing the results.

The Committee recommends the Village Concept Plan be incorporated in the Comprehensive Plan, which is currently undergoing revision, and there is potential for changes to the subdivision/land development and/or zoning ordinances.

#### Technology Advisory Board

No report offered.

#### Park & Recreation Board

No report offered.

#### Emergency Management Planning Commission (EMPC)

Gwen Jonik reported on Jamie Goncharoff's behalf that Scott Nicely was recently appointed to the EMPC; the annual update of reports and forms for the County Department of Emergency Services is under way.

#### Municipal Authority

Matt Brown advised the group that Phase II of the Route 100 treatment facility remains on hold due to Toll's suit against the other parties to the Agreement; the Township Codes Department Staff is bringing the older treatment facilities into compliance; and the Authority is moving forward to repair an infiltration issue on a property on the Lakeridge system as the homeowner did not affect the repair after several notifications by the Authority. The property owner is responsible for the repair charges.

Bob Watts commented the Authority is concerned about adequate land disposal area remaining in the Township.

#### Zoning Hearing Board (ZHB)

On Cliff Schultz's behalf, Cary Vargo summarized an Appeal heard by the Zoning Hearing Board (ZHB) last September regarding keeping of animals (chickens) in the R2, 1-acre zoning district. The neighbors complained of noise and odor. Current zoning allows for animals on 10 or more acres. Al Gaspari's research found no consistency in regulations of this nature among local or regional municipalities. The Supervisors considered these results and determined they were not in favor of amending the current zoning. The Appeal returns to the Zoning Hearing Board later this month for Decision.

#### Open Session

No comments were offered.

The next quarterly Joint Workshop is scheduled for April 10, 2012

#### Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 5:30 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary